

WEBSTER PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE TUESDAY, 6:00 PM JULY 7 , 2026

Present: Ted Avlas – *Vice Chairman Member - Voting Member*
Dave Hurton - *Chairman - Voting Member*
Gina Nieves - *Voting Member*
Victor Waskiewicz- *Voting Member*
Al Young - *Voting Member*
Lisa Kontoes - *Business Manager*
Monique Pierangeli - *Superintendent*

Absent: Sheila Blythe –*Voting Member*
Tony Paranto - *Voting Member*
Nick Adamopoulos-*School Committee-Voting Member*
Tim Bell - *Town Accountant*

Attendees: Vivian Varbedian-Colliers
Richard Armitstead-Flansburgh

I. Call to Order

Mr. Hurton called the meeting to order at 6:02pm. At that time, Mr. Hurton informed the Committee that Mr. Gabor has recently submitted his resignation to the Board of Selectmen. Being that he was the representative on the Building Committee, Mrs. Kontoes reached out to Town Admin about next steps. Mr. Hurton thanked Mr. Gabor not only for his time on the School Building Committee and its associated Working Group, but for his time in multiple Town elected positions, boards, and commissions.

II. Review of Previous Meeting Minutes for Approval

a. June 3, 2026-Regular Session

Mr. Hurton entertained a motion to approve the 6/3/2026 meeting minutes as presented.

Motion: Mr. Avlas

Second: Mrs. Nieves

Vote: Yes—5 ; No—0 ; Abstain—0

III. Committee Warrant Designee-With Mr. Gabor no longer on the Committee, Mr. Avlas volunteered to be the new warrant designee and to be available to sign off on building warrants in urgent instances or if there is no meeting/virtual meetings scheduled.

Mr. Hurton entertained a motion for Mr. Avlas to be the new Committee Warrant Designee:

Motion: Mr. Avlas

Second: Mrs. Nieves

Vote: Yes—5; No—0; Abstain—0

Mrs. Varbedian also mentioned that it would have to be decided whether or not Mr. Gabor's position in the Working Group would need to be replaced. Through discussion, the present members of the Building Committee agreed that it would not

be necessary at this point in the project to replace his position due to a learning curve as well as an odd number of voting members.

IV. OPM Report

- a. Financial Update- Mrs. Varbedian presented the following summarized budget information, stating that the total project budget still remains in line with expectations:

Description	BUDGET			COST		Forecast		CASH FLOW	
	PFA Approved Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend
20 Construction									
Subtotal	\$78,185,900	\$2,367,828	\$80,553,728	\$80,553,728	\$0	\$731,944	\$81,285,672	\$68,353,572	\$12,932,100
30 Architectural & Engineering									
Subtotal	\$9,397,300	\$312,144	\$9,709,444	\$9,685,751	\$23,693	\$61,900	\$9,771,344	\$9,008,161	\$763,182
40 Administrative Costs									
Subtotal	\$6,231,844	\$2,482,473	\$8,714,317	\$8,567,607	\$146,710	\$1,400	\$8,715,717	\$6,552,196	\$2,163,520
50 Furniture, Fixtures and Equipment									
Subtotal	\$1,602,000	-\$50,000	\$1,552,000	\$1,462,542	\$89,458	\$0	\$1,552,000	\$356,498	\$1,195,502
Project Sub-Total	\$95,417,044	\$5,112,444	\$100,529,488	\$100,269,628	\$259,860	\$795,244	\$101,324,732	\$84,270,427	\$17,054,305
70 Project Contingency									
Construction Contingency (Hard Cost)	\$4,000,000	-\$2,567,828	\$1,432,172						
Owner's Contingency (Soft Cost)	\$2,000,000	-\$1,987,453	\$12,547						
Subtotal	\$6,000,000	-\$4,555,280	\$1,444,720						
Project Total	\$101,417,044	\$557,163	\$101,974,207	\$100,269,628	\$1,704,579	\$0	\$101,974,207	\$84,270,427	\$17,703,780
Funds Outside the Project									
Subtotal	\$0	\$1,103,072	\$1,103,072	\$1,103,072	\$0	\$0	\$1,103,072	\$1,103,072	\$0
Project Total with Outside Funds	\$101,417,044	\$1,660,235	\$103,077,279	\$101,372,700	\$1,704,579	\$0	\$103,077,279	\$85,373,499	\$17,703,780

Colliers is currently working with the MSBA to get PFA 3 completed. The total current potential contingency is \$649,476 which includes all protest work, roof abatement and any foreseen expenditures. While it is not planned to utilize all of these funds, it is a good indicator for the project being within budget.

Mr. Hurton questioned whether or not the project budget presented matches what the MSBA has and whether or not we are allowed to make the anticipated budget adjustments until PFA 3 is approved. Mrs. Varbedian responded that the MSBA budget does not currently match our budget due to the outside funds not yet being incorporated from PFA 3. It is hoped that PFA 3 will finally address those funds. Once they are approved and finalized, Colliers will make budget adjustments so that their budget matches ours. For any amendments that need to be made to the budget, Colliers would go to the MSBA after PFA 3 is finalized and submit a revision request for the MSBA's record keeping.

- b. Working Group Update & Recommendations

- i. Hard Cost Commitments

- a. New Construction Change Orders-CO #29- Mrs. Varbedian presented Change Order #29:

PCO	Title	Amount
343	RFI-564 Window Well Soffits	\$15,224.60
351	LVT & A-B Connector C-Wing	\$4,392.36
353R1	Ph 2 Misc Hardware Changes	\$6,592.18
357	FB 184- Door C 150 Hardware	\$1,961.00
361	Power Wiring of Added Operators	\$1,644.53
364	Phase 3 (BLDG A) Roof Frames	\$13,914.43

Total: \$43,729.10

These PCOs have been reviewed by the Working Group and approved to be brought forward to the SBC. Once approved, these PCOs which are currently included in the “potential risk” category of the previously reviewed budget would be moved into the current contingency.

PCO 364 was briefly discussed by the Committee. This PCO is for structural support for the existing roof drain sumps. Mr. Hurton inquired with Mr. Armitstead if they expect any further cost to other drains to which he replied no.

Mr. Hurton entertained a motion to approved Change Order #29 as presented.

Motion: Mr. Young

Second: Mr. Waskiewicz

Vote: Yes—5; No—0; Abstain—0

ii. Soft Cost Commitments

- a. Flansburgh Amendment #17-Mrs. Varbedian presented Flansburgh Amendment #17 in the amount of \$4,400. These add services were for the coordination of selective furniture delivery & installation in building B & C. This Amendment has been reviewed by the Working Group and recommended for approval.

Mr. Hurton entertained a motion to approve Flansburgh Amendment #17 as presented.

Motion: Mr. Avlas

Second: Mr. Waskiewicz

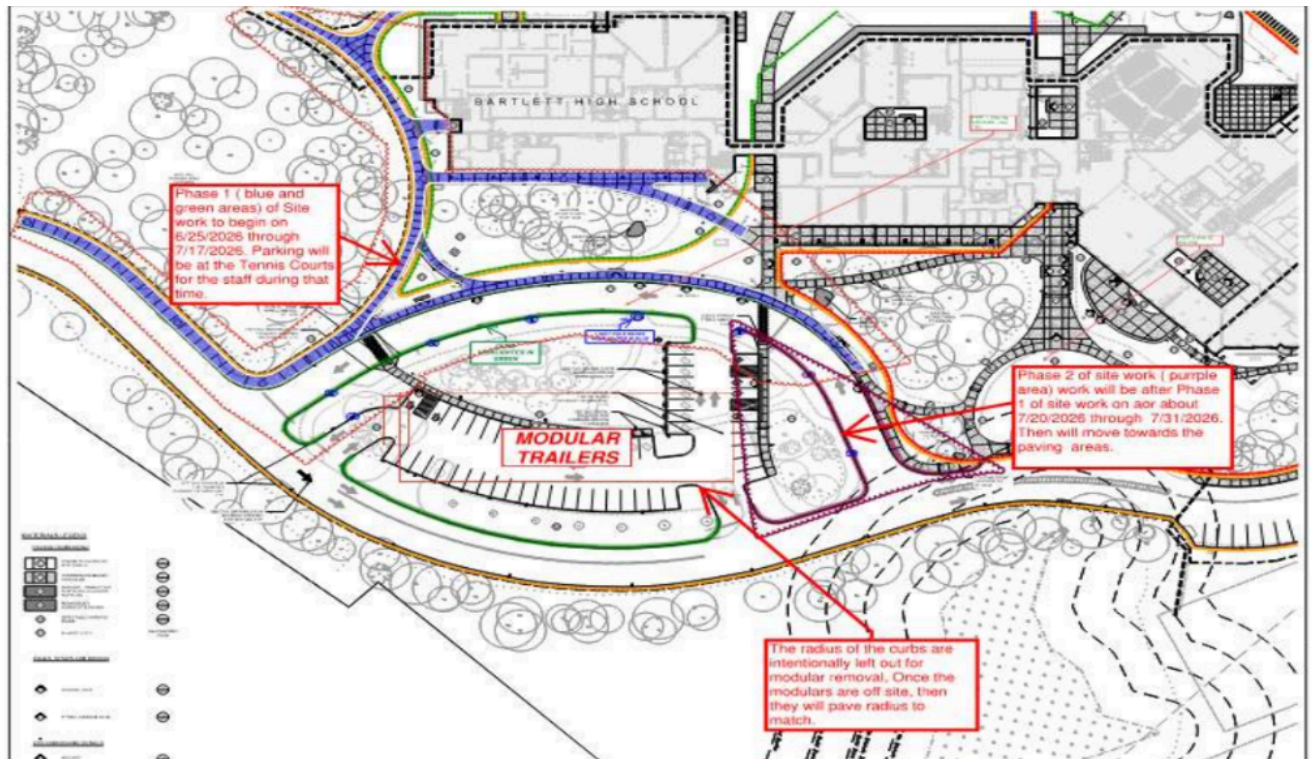
Vote: Yes—5; No—0; Abstain—0

- c. Schedule Update- Mrs. Varbedian shared the following finalized schedule update:

Finalized Substantial Completion Dates:

- Phase 1: Complete
- Phase 2: Complete - April 15, 2026
- Phase 3: November 30, 2026
- Phase 4: June 30, 2027 (Potential Early Completion)

The Modular classrooms will be leaving the site in January 2027. Upon review, it was determined that some of the hardscaping work that was scheduled for after Phase 3 could be moved up during this Summer 2026. This includes the work that is currently taking place around the Modular classrooms in the bus loop and new sidewalks/drainage. With this work being completed now, Mrs. Varbedian stated that she is hopeful that Phase 4 can potentially be completed a month or two earlier than the currently scheduled date of June 30, 2027. Concerns were raised about the removal of the Modular classrooms in January 2026 and whether or not that would cause damage to the new hardscaping. However, some of the curb installation and final hardscaping is being held off on until the removal is completed. Mrs. Varbedian presented the following diagram for a more detailed reference:



Mrs. Varbedian then shared the following Phase 3 upcoming tasks with the Committee:

Phase 3 Upcoming Tasks: A Wing

- Install Sloped Roof
- Install New Windows
- Install Overhead Mechanicals
- Install Metal Panels
- Sitework – Demo bus loop, Install Underground Utilities and Grading (Partial Phase 4)
- Ongoing Phase 2 Punch List Items

Mrs. Kontoes took a moment to remind the Committee of the value engineering that has taken place and what is getting done vs. what is not planned to get done during the project. The current staff/contractor lot that is next to the basketball courts will not be getting asphalt-only patching where damaged. Mr. Hurton then inquired about any significant money left towards the end of the project-if there is additional money, could this be put towards paving that lot, and if so, how much notice does Brait need to do the work? Mrs. Varbedian replied paving will be on site until the end of this Summer 2026 and that they will be returning later to complete the Modular lot. She will reach out to Derenzo and see what the cost would be and the last date to make that decision. There are other additional items that are being submitted to the Working Group as “Day 2” items to be incorporated into any potential savings. These include the previously discussed added outlets for Section C and hanging banners in the gym.

V. Design/Construction Update- Mr. Armitstead reviewed the following information:

RFIs / Submittals for Month of June:

- Request for Information: 607 Submitted – 3 Open
- Submittals: 936 Submitted – 1 Open
- Phase 1 Punch List: 4 Items Open @ \$ 19,000.00
- Phase 2 Punch List: 140 items @ \$330,000.00
- Project Status: 87.6% Completion

He then reviewed recent Project progress photos with the Committee.

- VI. FFE Update-**Mr. Armistead and Mrs. Kontoes provided an update for the furniture delivery. Furniture for Phase 1 and 2 has started to be delivered. Teacher desks, office furniture and various other products have arrived. There has been a lot of ongoing coordination between school custodial staff, the IT Department and Stefura to get existing items taken away and new items set up immediately in place. Mrs. Kontoes reported that they were fortunate that much of the surplus furniture was taken-some by the Town. She plans to do another walkthrough with admin towards the end of July 2026 to see if any furniture needs have been missed. Mrs. Varbedian added that the current underrun of the FFE budget currently sits at approximately \$89,000 which is being held for any furniture needs that may have been overlooked. Superintendent Pierangeli took a moment to thank Mrs. Kontoes as well as the entire team for all of the extensive coordination and work done for the furniture move.

VII. Warrant

Motion to approve the 7/16/2026 warrant in the amount of \$2,659,945.31 as presented.

Motion: Mr. Young

Second: Mrs. Nieves

Vote: Yes—5 ; No—0; Abstain—0

VIII. Next Steps

- a. Next SBC Meeting to be held on Tuesday, August 4, 2026 at 6:00pm.

IX. Adjourn

Mr. Hurton entertained a motion to adjourn at 6:40pm.

Motion: Mr. Young

Second: Mrs. Nieves

Vote: Yes—5 ; No—0 ; Abstain—0

Respectfully submitted,

Christina Radlo